

December 2, 2004 Minutes of Bigfork Land Use Advisory Committee

Members Present: Scott Hollinger (Acting Chairman), Bob Keenan, Clarice Ryan, Phil Hanson and Jack Paulson

Meeting was called to order by Acting Chairman, Scott Hollinger, at 4:02 p.m.

Agenda Item 1: Eric & Cindy Thorsen – Zoning variance

Staff reported on a six foot violation of setback due to contractor error. Verified that Thorson's did not know of the violation when they purchased the property at 211 Crestview Drive. Eric Thorson described the circumstances leading to the purchase of the property and requested a variance for the six feet of building encroaching on the setback.

Speaking in favor:

Ruth Jester

Speaking in opposition:

Mark Lane

Phil Hanson made the motion to approve the variance. Clarice Ryan seconded the motion. Motion passed unanimously.

Agenda Item 2: Jo An & Bob Colby – Conditional Use Permit

Staff reported on the expansion of the aircraft hanger and applicant's efforts to complete requirements for the commercial septic system and other items required for commercial use. Staff reported the Planning Office has received 28 letters in support of the Conditional Use Permit and 3 opposed.

Applicant, Jo An Colby explained that her husband, Bob, had been working on airplanes in the hanger at the Ferndale Airport since 1984, and that they were making every effort to bring the property into compliance. She also offered that every effort was made to keep the 75' taxi-way easement clear for use by adjacent hanger owners.

Speaking in favor:

Tom Cuffel, Herb Mains, Paul Kennedy, Mike Schlanger, Kent Bolstadt, John Williams, Kathy Horseman, Chuck Harris, Ed Ethridge, Charlie Rait

Speaking in opposition:

Chuck Harris, Judy Harris

Jack Paulson made the motion to approve the Conditional Use Permit. Clarice Ryan seconded the motion. Motion passed unanimously.

Agenda Item 3: Margrit Matter & Michelle & Jim Bell – Zone change from B-3 to B-2

Staff reported the (address 7975 MT Hwy 35) zone change to include lots AAAA (Architectural Innovations), unimproved lots AAAE and AAAF.

Applicant Margrit Matter proposes the retail sales of "Cozy Cabins" manufactured homes.

Speaking in favor:

None

Speaking in opposition:

Susan Hanson – written comments submitted to Planning Board staff.

Applicant stated the cabins presently on the property belonged to Jack Hanna.

Phil Hanson made the motion to deny the zone change. Motion died for lack of second.

Jack Paulson made the motion to approve the zone change. Bob Keenan seconded the motion. Motion passed with 4 yes votes and one no vote from Phil Hanson.

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Agenda Item 4: Mill Creek Land, LLC - Zone change from SAG-5 to R-2

Staff reported that Bigfork is growing and the zoning surrounding the property is compatible and appropriate with R-2 zoning. Staff provided a color coded map of zoning in the Bigfork area.

Mike Frazier spoke for the applicant stating that most of the points had been made at prior meetings. He explained that a PUD (Planned Unit Development) could increase the density to 3 units per acre. Reto Barrington spoke briefly and stated that all issues have been covered in prior meetings.

Speaking in favor:

Tim Fox, Lloyd Hall, Bobbi Corette (question regarding PUD)

Speaking in opposition:

None

Staff explained a PUD is equivalent to applying for a subdivision. The community would have more input and more negotiation is afforded.

Clarice Ryan made the motion to approve the zone change. Phil Hanson seconded the motion. Motion passed unanimously with Jack Paulson abstaining.

Agenda Item 5: Harbor Springs, LLC - Zone change from SAG-10 to R-2

Staff reported by saying the same comments to Agenda Item 4 apply to this application.

Applicant agreed with staff.

No comments received in favor nor opposed.

Clarice Ryan made the motion to approve the zone change. Bob Keenan seconded the motion. Motion passed unanimously.

Meeting opened to Public Comments:

Phil Hanson requested the floor to discuss appointing a secretary to take minutes for the committee. After discussion of Policy & Procedure regarding an appointment from outside the committee, Chairman Hollinger asked for volunteers on the committee to take minutes. There being no volunteers, Phil Hanson made the motion that Susan Hanson be appointed Secretary. Clarice Ryan seconded the motion. Motion passed unanimously. Susan was directed to email minutes to board members and to Johnna Morrison after each meeting.

Doug Averill addressed the committee requesting the Bigfork Steering Committee be made a sub-committee to BLUAC. After discussion, Bob Keenan made the motion that BLUAC recognize the Bigfork Steering Committee as a sub-committee of BLUAC for the purpose of gathering public input and survey information for the use of BLUAC, and to appoint committee member, Clarice Ryan, to serve as the BLUAC representative on that sub-committee. Phil Hanson seconded the motion. Motion passed unanimously.

Meeting adjourned at 5:50 p.m.

Susan Hanson, Secretary